

027.0

0004

0023.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

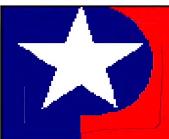
992,500 / 992,500

USE VALUE:

992,500 / 992,500

ASSESSED:

992,500 / 992,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
45-45A		WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RADOCHIA ROBERT J-JOYCE H	
Owner 2: TRS/45 WINTER ST TRUST	
Owner 3:	

Street 1: 45 COLUMBIA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RADOCHIA ROBERT J-JOYCE H -

Owner 2: -

Street 1: 45 COLUMBIA RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Clapboard Exterior and 2288 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8218		Sq. Ft.	Site		0	80.	0.81	1									533,230						533,200	

Legal Description							User Acct
							18965
							GIS Ref
							GIS Ref
							Insp Date
							09/30/17

PREVIOUS ASSESSMENT							Parcel ID	027.0-0004-0023.A		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	459,300	0	8,218.	533,200	992,500		Year end	12/23/2021
2021	104	FV	438,400	0	8,218.	533,200	971,600		Year End Roll	12/10/2020
2020	104	FV	438,400	0	8,218.	533,200	971,600	971,600	Year End Roll	12/18/2019
2019	104	FV	343,600	0	8,218.	566,600	910,200	910,200	Year End Roll	1/3/2019
2018	104	FV	343,600	0	8,218.	413,300	756,900	756,900	Year End Roll	12/20/2017
2017	104	FV	322,200	0	8,218.	359,900	682,100	682,100	Year End Roll	1/3/2017
2016	104	FV	322,200	0	8,218.	306,600	628,800	628,800	Year End	1/4/2016
2015	104	FV	294,400	0	8,218.	299,900	594,300	594,300	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes		
RADOCHIA ROBERT			50612-250	1/18/2008		Family		1	No	No		
			11130-33	6/3/1966					No	No		
									N			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/30/2017		MEAS&NOTICE									KB	Kevin B					
1/30/2009		Meas/Inspect									372	PATRIOT					
11/9/2000		Inspected									264	PATRIOT					
4/6/2000		Measured									263	PATRIOT					
11/1/1981												KM					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

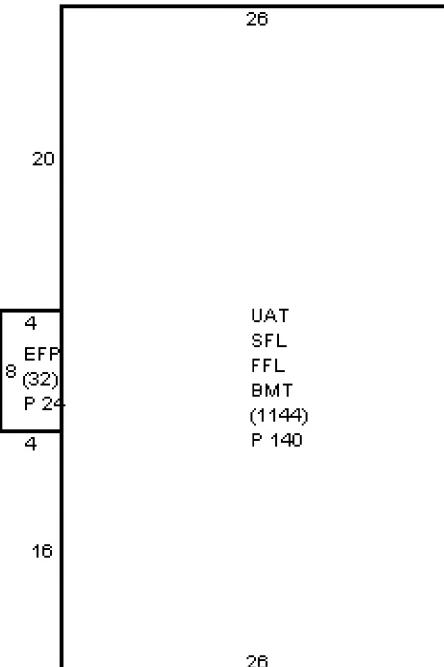
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1965
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 20%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: AV - Average

31.	%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	31 %

CALC SUMMARY

Basic \$ / SQ: 180.00

Size Adj.: 1.10891604

Const Adj.: 0.99792004

Adj \$ / SQ: 199.190

Other Features: 116500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 665714

Depreciation: 206371

Depreciated Total: 459342

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	199.19	
Special Features:	0	Val/Su Net:	122.48	
Final Total:	459300	Val/Su SzAd:	200.74	

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1975	0.00	T	35.2	104						

PARCEL ID 027.0-0004-0023.A

More: N

Total Yard Items:

Total Special Features:

Total:

